



**TOWNSHIP OF GALLOWAY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING BOARDS**

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Pamela K. Alleyne
Planning/Zoning Board Administrator

**MINUTES
PLANNING BOARD MEETING
February 8, 2007**

The meeting was called to order at 7:30pm. Ken Sooy chaired the meeting.

Present: Bassford, Dase, Garbutt Germano, Jones, Lucarelli, Meadows, and Sooy

Absent: Bruno, Mannis and Sperling

APPROVAL OF MINUTES: 1/25/07 Approved

APPROVAL OF BILLLS: 2/08/ 2007 Approved

APPROVAL OF DECISION & RESOLUTIONS:

#30-06 Sooy; #27-06 Casa Eleganza; #42-05 Whispering Pines

APPROVAL OF RESOLUTIONS AND PROFESSIONALS CONTRACTS

Fitzgerald and Dixon

COMPLETENESS:

- Start Tape # 1 count 192. End tape # 1 count 309.
#2-07 Four Seasons @ Galloway
 Final Major Site Plan Multi Family Dwellings Complete

ADMINISTRATIVE REVIEW:

Start Tape # 1 count 315. End tape # 1 count 426.

JSM @ Chris Gaupp the applicant is seeking an administrative review of proposed modifications to the approved site plan. The applicant is proposing an increase in the area of pad sites A and B. Pad site A is proposed to increase from the approved 2,500s.f to 3,300s.f and Pad site B was approved at 1,050 s.f and is proposed to increase to 2,500 s.f. The applicant is also proposing the relocation of the drive thru from pad A to pad B and the addition of 15 parking spaces.

NEW APPEALS

MINOR SUBDIVISION:

(PB #07-07) ELM AVE . 2 LOT MINOR SUBDIVISION EXTENSION

Block 1001 Lot(s)3 Elm Avenue.

Residential Compatible Zoning District (RC)

Start Tape # 1 count 458. End Tape # 1 count 528. 7:35pm – 7:40 pm

The applicant is requesting a two-month extension of Planning board approval. The applicant received approval for a two lot minor subdivision on December 1, 2005. Just received County approval.

Keith Davis represents the applicant

No Public Comments

Motion to accept the 2 Lot Minor Subdivision Extension was made by Lucarelli and 2nd by Jones

Those voting in favor: Bassford, Dase, Garbutt Germano, Jones, Lucarelli, Meadows, and Sooy

Application Approved

MAJOR SUBDIVISION:

(PB # 33-06 Four Seasons @ Galloway. Final Major Subdivision Single Family Dwellings

Block 453,455 Lot(s) Various. Tilton, Pomona, and Odessa

I (Industrial Zoning District)

Start Tape # 1 count 535. End Tape # 1 count 1285. 7:45pm – 8:20 pm

Received Preliminary approval September 28,2006

The applicant is requesting final major subdivision approval for Phase 1-A of the project known as Four Seasons at Galloway. The total number of dwellings in Phase 1-A is 225 units including 121 detached single-family dwellings and 104 town homes. Total 1-A contains 132 lots including 121 single family dwellings lots, one lot for the multi family dwellings, nine open space lots and one lot for future development of multi family housings under Phase 1-B.

Steve Nehmad represents the applicant

No Public Comments

Start Tape # 1 count 606. End Tape # 1 count 675.

Dan Galletta, The plan is consistent with the Preliminary approval. There have been no changes other than addressing compliance issues. Are still waiting for the designation of the lot numbers as well as the street names from the Tax Assessor. Agree to comply with the board professional's reports. There will be a buffer of 500' from the business Ricki property and Academy Bus. The off site recreation there is a developers agreement that has been floating around. Both the board solicitor and the township solicitors have both commented on the agreement. Once completed the agreement will be given to Council for their approval. Also the vacation of a portion of Mannheim Avenue, which has already been, vacated 70-75%. The street vacation is before council for their approval.

Professionals Comments:

Start Tape # 1 count 678. End Tape # 1 count 726.

Kevin Dixon. Board Engineer comments on his report dated February 2, 2007. States that map filing law details still must be addressed. Other details are minor in nature.

Start Tape # 1 count 727. End Tape # 1 count 795.

Tiffany Cuiello, Board Planner comments on her report dated January 31, 2007. The comments are related to lightning and landscaping issues that must be shown on the plans. The architectural enhanced details must be provided prior to the building permit stage to the Zoning Officer a plan must be submitted to show what lots will have the architectural enhancements. The COAH issue that applicant has requested that for this section of approval with existing Hansen House credits we are waiting for writing for written approval from COAH. There is email confirming the credits approval but they are requiring that we amend the township's round two plan before they will give the official word that the credits will be accepted.

Conditions of Approval:

Start Tape # 1 count 825. End Tape # 1 count 890.

The water tank will be built during phase 1 of this project. The CO cannot be had until the water system is in line. The houses can be built but no CO until the tank and water line is operational. This will be stated in the Decision and Resolution. The model homes can receive a temporary CO.

Council Summary:

Start Tape # 1 count 1263. End Tape # 1 count 1282.

Mike summarizes the application.

Motion to accept the Final Major Subdivision Phase 1-A (SF Dwellings) was made by Jones and 2nd by Lucarelli

Those voting in favor: Bassford, Dase, Garbutt Germano, Jones, Lucarelli, Meadows, and Sooy

Application Approved

SITE PLAN:

(PB # 32-06 Cologne Avenue Water Tank.

Preliminary and Final Major Site Plan

Block 318 and 457 Lot(s) 1.01, 2 & 3.04 T

Aloe Street and Prague Avenue

I (Industrial Zoning District)

Start Tape # 1 count 1287. End Tape # 1 count 2064 . 8:20pm – 8:45 pm

The applicant is requesting site plan approval to construct a 132-foot high water tower and 2,300 linear feet of water main extensions along Aloe Street to service the recently approved residential Four Seasons development. The property is located at the intersection of Aloe Street and Prague Avenue in the Industrial (I) zoning district of the Pinelands regional growth area.

Steve Nehmad represents the applicant

Start Tape # 1 count 1349. End Tape # 1 count 1694.

Dan Galletta , Project manager Ole Hansen & Sons. The water tank will be located on a 26 acre tract between Aloe and Prague Avenue. The site is mostly wetlands. There is a dry location of 2-3 acres where the water tower will be located. This is the location that is furthest from the airport. The site is near other utility equipment that is located in the vicinity. Utilities such as electric substation, smaller water tank, pump station and Bell Tell utility infrastructure. The clearing limits will be for the tank, driveway to the tank and the storm water basin only. The 100' off the Right of way will remain as a buffer. The areas will be fenced with a 6'x8" followed by 12" of barbed wire and have a security monitored device surrounding it. This facility will be unmanned. The exterior of the tank will be off white.

Start Tape # 1 count 1695. End Tape # 1 count 1759.

Jim Shaller, NJ American Water, Project Manager. The water pressure in the area was low. This tank will tie into the Wrangleboro tank and will re-enforce the fire protection, supply more water and have better water pressure. The mayor will provide NJ American Water with the type of logo identifying the Township that shall be painted on the tower.

Professionals Comments:

Start Tape # 1 count 1765. End Tape # 1 count 1841.

Kevin Dixon, Board Engineer comments on his report dated February 2, 2007 he states that they must receive DEP approval. Provide a site triangle at driveway. Provide drainage details. In support of the waiver for soil boring and sidewalks. Kevin will provide a letter of support to the DEP for a speedy review of the project. Also Council will provide a letter/resolution of support.

Start Tape # 1 count 1842. End Tape # 1 count 1890.

Tiffany Cuvillo, Board Planner comments on her report dated February 1, 2007 she states that the variance for the fence is not necessary. Request that the applicant provide extra silt fencing to make sure that aside from clearing the site for the facility that no other trees will be disturbed.

No Public Comments

Council Summary:

Start Tape # 1 count 2021. End Tape # 1 count 2046.

Mike summarizes the application.

Motion to accept the Final Major Subdivision Phase 1-A (SF Dwellings) was made by Bassford and 2nd by Jones
Those voting in favor: Bassford, Dase, Garbutt Germano, Jones, Lucarelli, Meadows, and Sooy

Meeting adjourned 9:45pm

Pamela Alleyne, Board Administrator